

186 acres/75.2 hectares

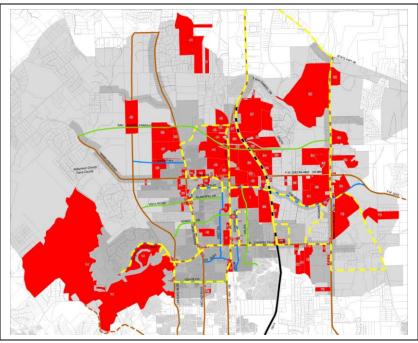
Along proposed San Gabriel Pkwy. and Lakeline Blvd. 1.3 miles/2.1 km west of US 183

Proposed utilities with new 1.5 million gallon/5.67 megaliter elevated water storage

Greenfield

Zoning – Single Family and Extra-Territorial Jurisdiction

Mr. Doug Duwe Capitol Land Company 1212 South Lamar Blvd. Austin TX 78704 (512) 751-3600 phone (512) 442-8226 facs dduwe@sbcglobal.net www.capitolland.com



Property				T				
Total Acreage: 186 acres/75.2 hectares				Map: MAPSCO Austin 2007 Street Guide, pgs. 311, Sec. K, P				
Location								
City: Leander				County: Williamson				
Address/Directions: One-mile/1.6 northwest of the www.XParkUSA		s (km) w	est of Bagdad	Road on pro	posed Sar	Gabriel Pa	arkway/CR 2	80 and west-
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 1.3 miles/2.1 km Distance to Interstate Highways: 14 miles/22.5 km				Type of Zoning: Single Family and Extra-Territorial Jurisdiction				
General Site Information								
Previous Use of Site: Open Farm Land General Condition: I				Excellent Dimensions: 2,600 x 900 feet/792 x 274 meters (m				
Soil Composition (based upon US Survey of Williamson County, Iss Doss: moderately deep, shallow cobbly, and stony soils formed in earths; on uplands with variable,	Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk corrosion for concrete							
Adjoining Acreage Available: Ye	Can Sit	te Be Divided:	Yes	Lot Size: 2,600 x 90		0 feet/792 x 274 meters (m)		
Improvements								
Rail Served: No				Name of Railroad: Union Pacific, Southern Pacific, Capital Metr Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Not Applicable				
Fenced: Yes				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Mixed-use commercial, retail and residential				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of			Water - Size of Nearest Li 3 cm (proposed) Pressure: 88 psi/606.7 ki				Sewer - Size of Nearest Line: 8 inches/20.3 cm (proposed)	
Electric Service: Pedernales Phone: (8		330) 868-6041		Facs: (512) 268-0328			Email:	
Electric Cooperative (PEC) Natural Gas Service: ATMOS Ene (512) 310-3810	Size of Nearest Line:		, ,		Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 1.5 miles/2.4 km southeast of the site			
Telecommunication Service: AT&T and/or SuddenLink	i12) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	r Email: mm2741@att.com and/or Joe.Bethany@suddenlink.cor		
Solid Waste Disposal: Clawson Disposal, Inc.	12) 259-1709		Facs: (512) 746-5807		Email: clawsor		sp@earthlink.net	
Sales Information								
Contact: Mr. Doug				442-8226	2-8226 Email: Web Site: www.capitolland.			b Site: w.capitolland.com
Sales Price: \$17,900 per acre			1	Lease Price				
Comments: Farm land that is eas property sits atop a hill.	sy to devel	op into re	esidential lots	with four co	mmercial c	orners. Th	e topograpi	ny is gradual and